

FOR LEASE



OFFICE / RETAIL SPACE AVAILABLE

350 E 7TH STREET UNIT 12

Towne Centre Plaza | Loveland, Colorado

869 SF, move-in ready, in the heart of downtown Loveland.

\$15.00/SF NNN



TOWNE CENTRE PLAZA • LOVELAND, COLORADO

Property Overview

Unit 12 at Towne Centre Plaza is an 869-square-foot suite finished for professional office use. The build-out features a reception/welcome area, three private offices, and a private bathroom. This configuration works perfectly for a financial, tax, legal, insurance, or on-site wellness practice. A retail or boutique-service user gets a storefront with full-height glass and an open reception volume worth envisioning.

The suite sits within a multi-tenant downtown Loveland professional building, neighbored by established professional-services, medical, and personal-care businesses. Professionally managed exterior and common areas give the property a polished street presence, backed by local, responsive management that sets it apart. Thirty-four surface spaces serve the center, an uncommon parking ratio this close to the downtown core.

Move-in ready.



SPACE SPECIFICATIONS



869 SF

SPACE AVAILABLE



\$15.00 /SF NNN

BASE RATE



34 Spaces

FIRST COME, FIRST SERVE



2021

RENOVATED

Specifications

ADDRESS	350 E 7th Street, Unit 12, Loveland, CO 80537
PROPERTY	Towne Centre Plaza
SPACE AVAILABLE	869 SF
BUILDING AREA	12,181 SF
CONFIGURATION	Reception, three private offices, private bathroom
PARKING	34 spaces, first come first serve
AVAILABILITY	30 days' notice
RENOVATED	2021
ZONING	Commercial — City of Loveland; downtown-adjacent district permitting office and retail use ¹
YEAR BUILT	~1980s multi-tenant commercial construction ²

¹. Source: City of Loveland, "Property Zoning Information" and the Loveland Zoning District Map (ArcGIS Hub), retrieved 2026-08-03. Broker sheet states Commercial. — <https://www.lovgov.org/business/view-property-information>

². Source: Larimer County Assessor, Property Records Search, retrieved 2026-08-03. Parcel record for 350 E 7th Street not retrieved at time of drafting; the year-built figure is an estimate pending the assessor pull. — <https://www.larimer.gov/assessor>

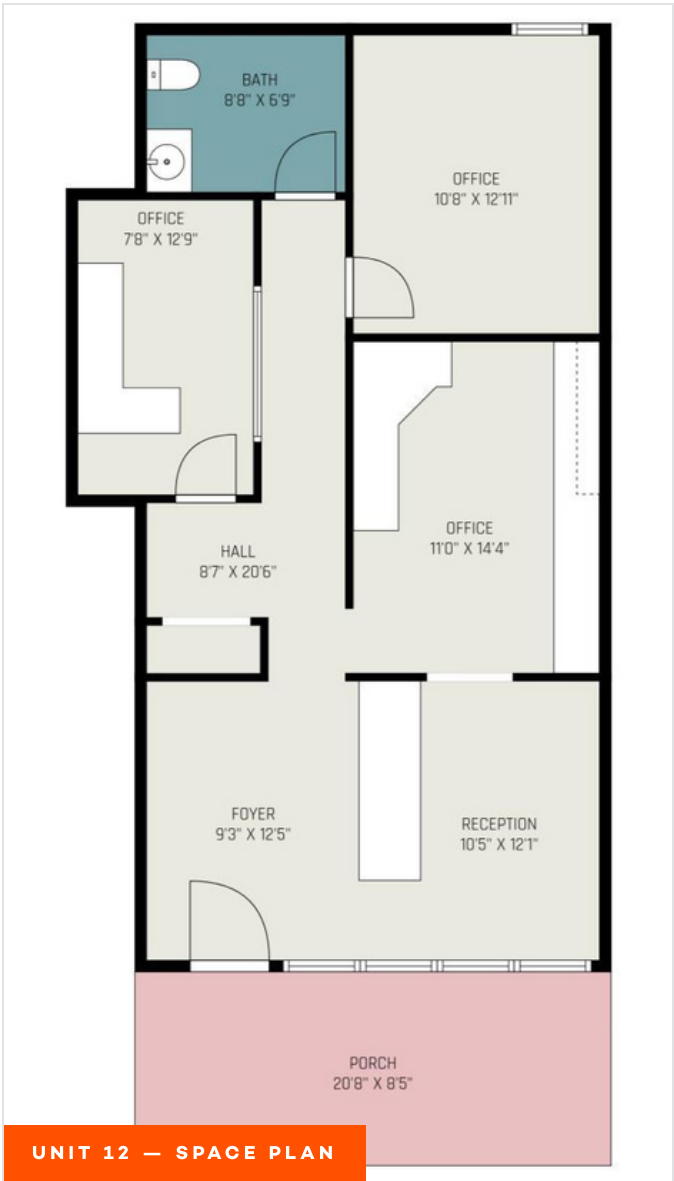


RECEPTION AT THE STOREFRONT LINE

869 SF

**MOVE-IN READY
30 DAYS' NOTICE**

Space Plan & Interiors



A protected and covered entrance welcomes visitors into a bright, glass-fronted reception area, warm and open for a strong first impression. Behind it, a short hall leads to three private offices and a bathroom, offering quiet, focused space for deep work. The floorplan flows front to back with smart, efficient design.

A professional-services tenant inherits a finished front-of-house and three ready offices without touching a wall. For a retail user, the space offers flexibility to reimagine the reception area and hall as one open storefront volume.

ROOM-BY-ROOM

ROOM	APPROX. DIMENSIONS	USE
WELCOME AREA	20'-8" x 8'-5"	Sheltered street entry
FOYER / RECEPTION	10'-5" x 12'-1"	Client-facing front-of-house
OFFICE 1	11'-0" x 14'-4"	Principal office
OFFICE 2	10'-8" x 12'-11"	Associate office
OFFICE 3	7'-8" x 12'-9"	Support / conference
BATH	8'-8" x 6'-9"	Private, in-suite

Room dimensions are scaled from the supplied space plan; the drawing carries no stated total, and the broker sheet quotes 869 SF. Dimensions are as-built.

Space Plan & Interiors (continued)



OFFICE 1 — 11'-0" X 14'-4"



FOYER & HALL



BUILT-IN WORK COUNTER

Lease Summary & Highlights

\$15.00/SF NNN

2026 NNN estimated at \$6.54/SF

LEASE TERMS

BASE RATE	\$15.00/SF NNN
ESTIMATED NNN (2026)	\$6.54/SF
SIZE	869 SF
LEASE TERM	3–5 year primary term
DELIVERY CONDITION	As-is, in current professional-office build-out
AVAILABILITY	30 days' notice
PARKING	34 spaces, first come first serve
RENOVATED	2021
ZONING	Commercial

HIGHLIGHTS


Downtown Loveland address.

The suite sits inside the walkable downtown core, minutes from the Rialto Theater Center, the newly renovated 4th Street, and the Foundry entertainment block, with restaurants within walking distance.


Turnkey professional build-out.

Reception, three private offices, and a private bathroom in 869 SF — a financial, tax, legal, or insurance practice opens without construction.


Renovated in 2021.

Finishes, systems, and the storefront line are current, which keeps day-one capital light for a small-shop tenant.


Professionally managed exterior.

The landlord maintains the building envelope and common areas, so the tenant gets a polished downtown presence without the upkeep of a freestanding building.


34 on-site parking spaces.

A parking ratio this generous is rare within walking distance of a Colorado downtown core, and it removes the objection that kills most downtown office tours.


Office or retail flexibility.

Commercial zoning and full-height storefront glass support a conversion to boutique retail or a personal-services use without a change of the shell.

Thirty days' notice to occupancy. TI allowance, security deposit, and guaranty terms are negotiable and deal-dependent.


BACK-OF-HOUSE WORK & STORAGE

Demographics

An 869 SF downtown suite is designed for the business owners and entrepreneurs within a short drive and the workers who fill the surrounding blocks during the business day. The five-mile ring centered on 350 E 7th Street holds 90,028 residents in 38,690 households at a median household income of \$91,306 — the City of Loveland and the neighborhoods immediately around it, including the apartment communities added near the Foundry redevelopment: Gallery Flats at 66 units, Lincoln Place at 200 units, and Patina Flats at 155 units.

At ten miles the ring picks up Windsor, Johnstown, and Berthoud: 203,926 residents, 83,596 households, and the strongest income profile of the three at a \$113,360 median. The twenty-five-mile ring reaches Fort Collins, Greeley, and Longmont for 800,169 residents. Bachelor's attainment runs 39.7% to 48.9% across the rings, and mean commutes hold between 26.7 and 28.3 minutes.

METRIC	5 MILES	10 MILES	25 MILES
POPULATION	90,028	203,926	800,169
HOUSEHOLDS	38,690	83,596	316,985
MEDIAN HH INCOME	\$91,306	\$113,360	\$103,973
BACHELOR'S OR HIGHER	39.7%	48.9%	46.4%

ACS 5-year 2020–2024 block-group estimates, aggregated to each radius.¹



90,028

POPULATION · 5 MI



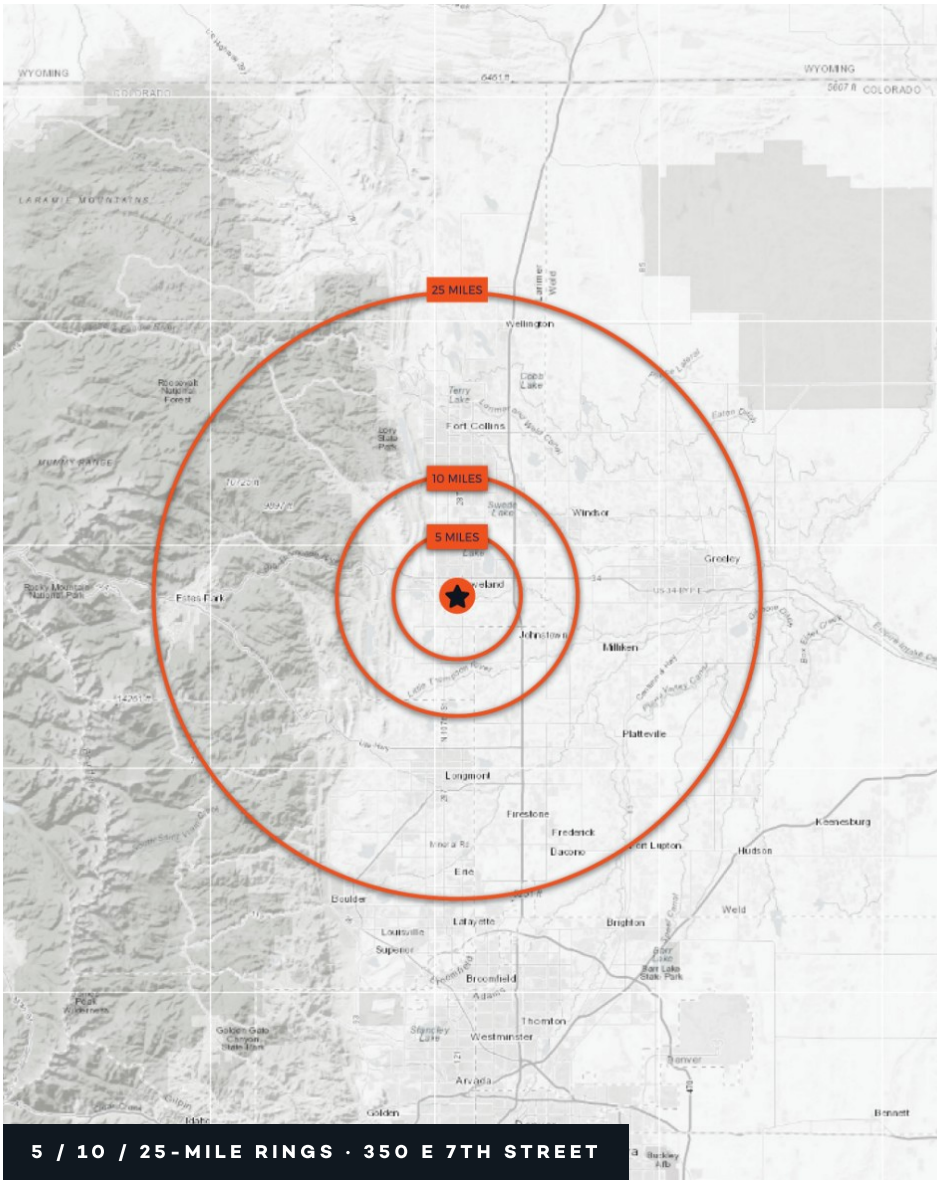
\$91,306

MEDIAN HH INCOME · 5 MI



800,169

POPULATION · 25 MI



Demographics (continued)

Ring columns match the 5 / 10 / 25-mile radii drawn on the map on the preceding page. Every figure is carried verbatim from the supplied ACS 5-year 2020–2024 block-group tabulation; nothing is modeled or derived.

METRIC	5 MILES	10 MILES	25 MILES
POPULATION	90,028	203,926	800,169
HOUSEHOLDS	38,690	83,596	316,985
MEDIAN HOUSEHOLD INCOME	\$91,306	\$113,360	\$103,973
AVERAGE HOUSEHOLD INCOME	\$109,541	\$132,116	\$122,387
POPULATION UNDER 18	17,591	43,569	169,579
POPULATION 18 TO 64	53,537	121,581	503,736
POPULATION 65 AND OVER	18,900	38,775	126,854
BACHELOR'S DEGREE OR HIGHER	39.7%	48.9%	46.4%
MEAN COMMUTE TO WORK	28.3 min	28.0 min	26.7 min

203,926 residents within 10 miles

\$113,360 10-mile median household income

~28,000 vehicles per day on US-34²

Ring figures are ACS 5-year 2020–2024 block-group estimates aggregated to each radius.¹

1. Source: U.S. Census Bureau, American Community Survey 5-Year Estimates 2020–2024, block-group data aggregated to 5 / 10 / 25-mile radii centered on 350 E 7th Street, Loveland CO; supplied demographic tabulation. — <https://data.census.gov/>

2. Source: City of Loveland, US 34 and Taft Avenue Intersection Improvement Project materials citing approximately 28,000 daily vehicles on US-34/Eisenhower Boulevard, retrieved 2026-08-03. CDOT OTIS station-level count for E 7th Street not pulled at time of drafting. — <https://www.letstalkloveland.org/us34-and-taft-intersection-improvements>

Site Map

E 7TH STREET

Unit 12 — 869 SF — Available

Towne Centre Plaza fronts E 7th Street with its parking field between the building and the street, so tenant and client access is a direct pull-in off 7th with 34 surface spaces serving the center. The welcome area marks the customer entry to Unit 12 along the in-line storefront run.

SITE KEY

- 1 Unit 12 — 869 SF Available
- 2 Welcome area / customer entry
- 3 Surface parking — 34 spaces
- 4 E 7th Street frontage



LOCATION & AMENITIES

Downtown Loveland

TOWNE CENTRE PLAZA
350 E 7TH STREET, UNIT 12 | LOVELAND, CO

Gallery Flats Apts.
• 66 Units

Lincoln Place Apts.
• 200 Units

Loveland Public Library

THE FOUNDRY

- 155 Units
- Movie Theatre
- Retail
- Movie Theatre
- 460 space parking garage

OAK+MAPLE
WHISKEY & WAFFLE CO.

COMET CHICKEN
TENDERS • SALADS • SANDWICHES

CHASE

SCALZOTTO
Italian Restaurant



Minimal Market

LOVELAND MUSEUM
LOVELAND ARTS & CULTURE



HENRY'S

Rialto

Valos
Cafe & Bar

iHeart Media



Truscott Elementary School



Bill Reed Middle School



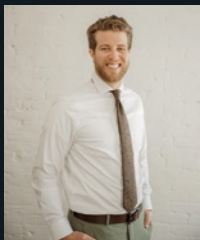
WALK TIMES

RIALTO THEATER CENTER	~0.3 mi	~6 min
FOUNDRY PLAZA & METROLUX	~0.3 mi	~7 min
PUBLIC PARKING GARAGE	~0.3 mi	~7 min
NEWLY RENOVATED 4TH STREET	~0.3 mi	~6 min
RESTAURANTS (WALKING DISTANCE)	~0.3 mi	~6 min



FOR MORE INFORMATION

Let's talk about Unit 12.



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ABOUT LEVEL REAL ESTATE

Level Real Estate is a Northern Colorado commercial brokerage advising owners and tenants across office, retail, and industrial product. The firm's downtown Loveland practice pairs local leasing depth with hands-on marketing for owners of small-shop and multi-tenant assets.

350 E 7th Street, Unit 12 | Towne Centre Plaza | Loveland, CO 80537

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